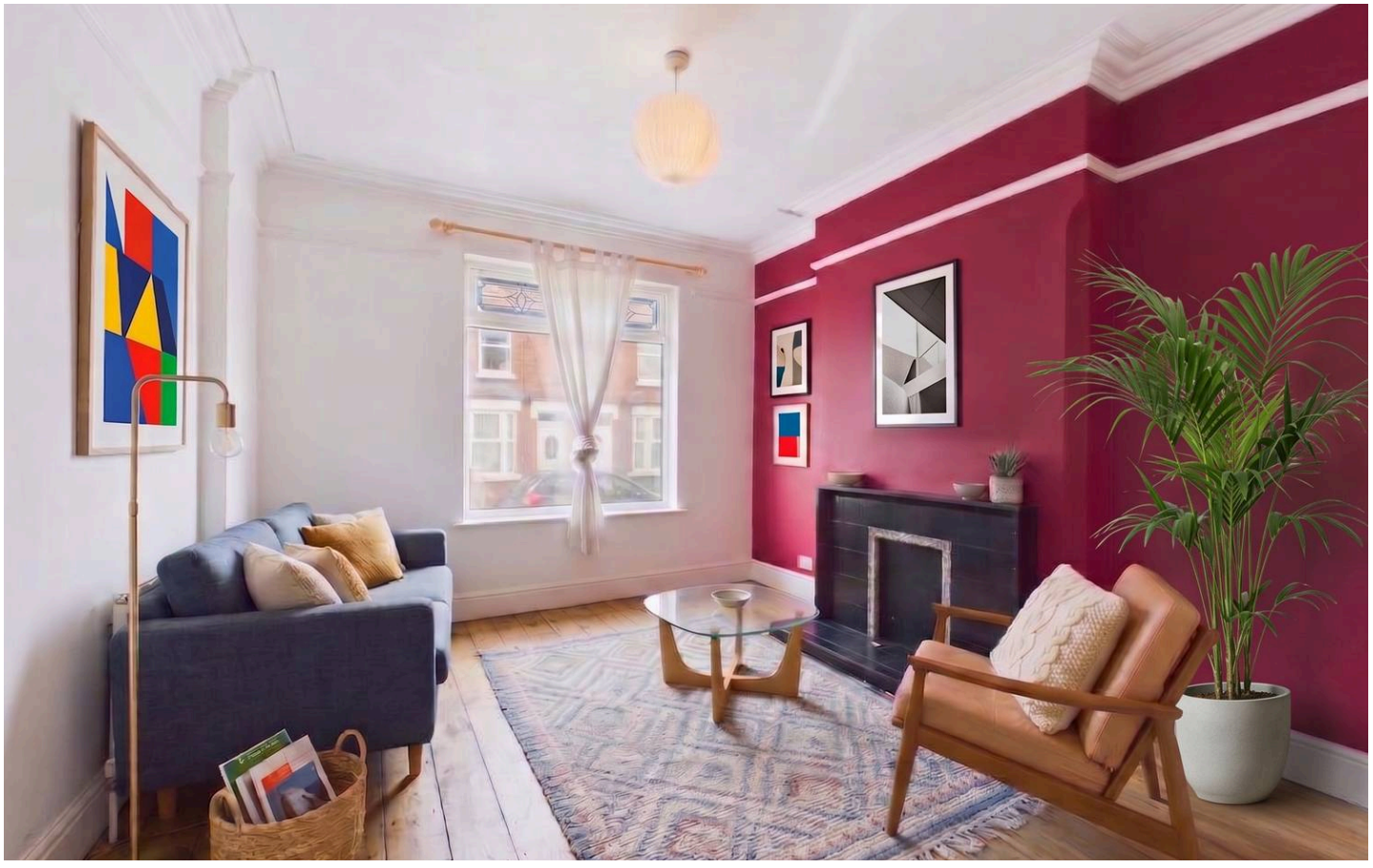


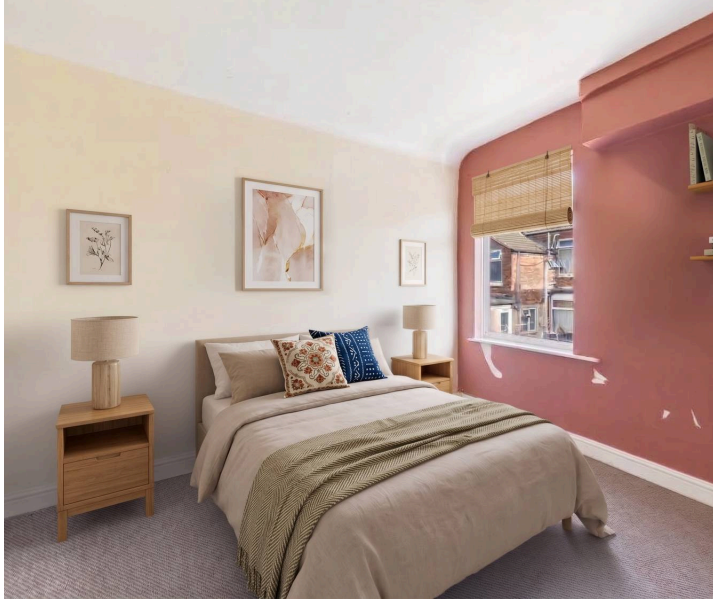
17 Sandringham Road, Nottingham - NG2 4HH

Guide Price **£170,000**

DavidJames
the estate agent







17 Sandringham Road

Nottingham

PERFECT FOR FIRST TIME BUYERS & INVESTORS!
Chain-free four bed, three-storey home close to the city centre. Boasting two reception rooms, fitted kitchen & bathroom with cellar storage & rear garden!
Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: E

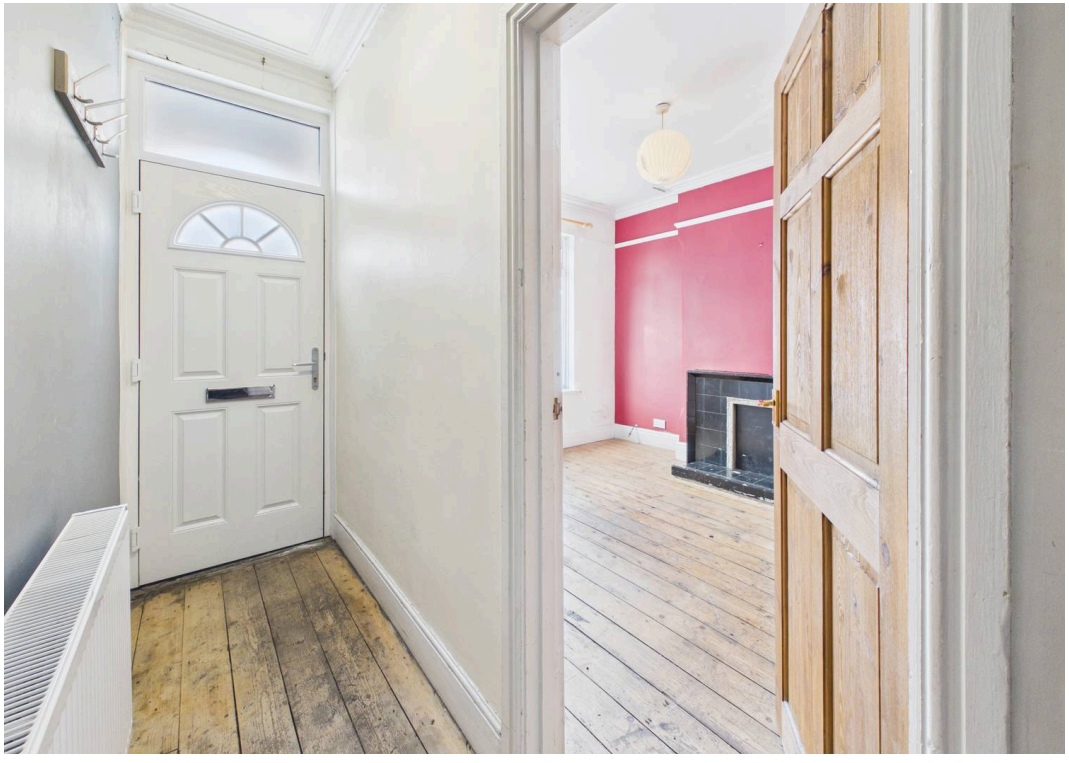
EPC Environmental Impact Rating: E

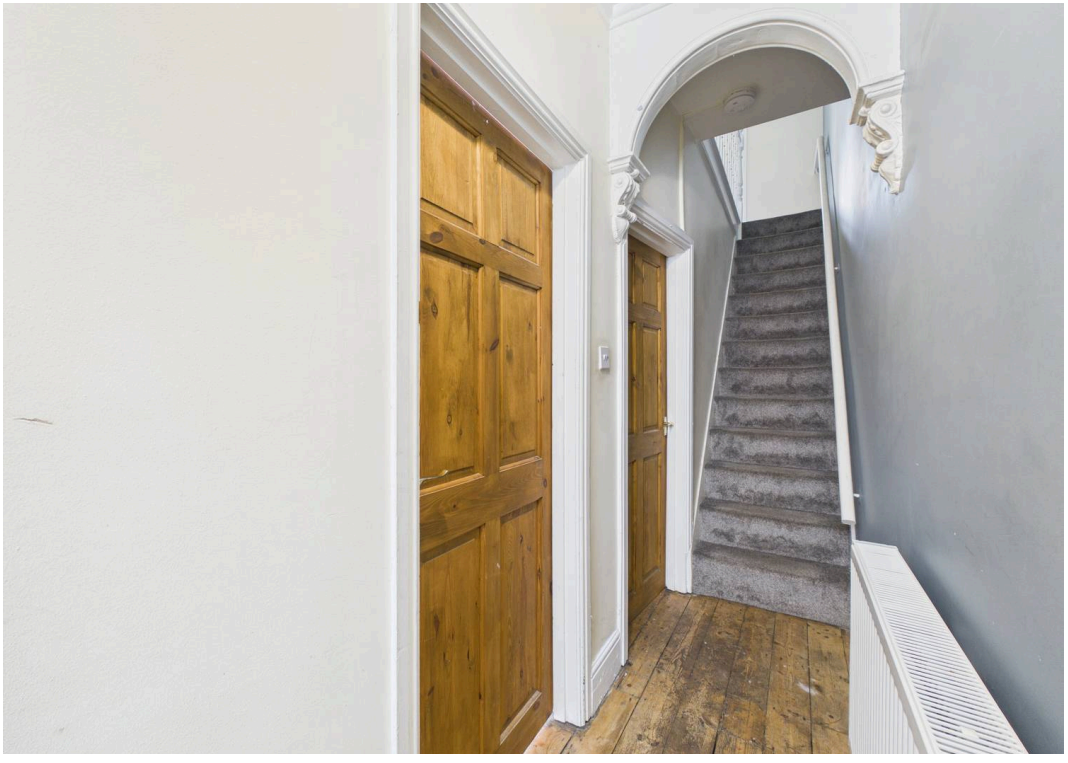
- Three-storey terrace home offered with no onward chain
- Convenient location close to shops, bus routes and city centre access
- Ideal purchase for first-time buyers and those seeking investment
- Front aspect spacious lounge with characterful features
- Spacious secondary reception room currently set up as a dining room
- Well-equipped fitted kitchen with integrated cooking appliances
- Four well-proportioned bedrooms arranged over two storeys
- Traditional three-piece bathroom suite with mains shower over bath
- Two practical cellar compartments providing ample storage
- Low-maintenance paved rear garden with raised bed





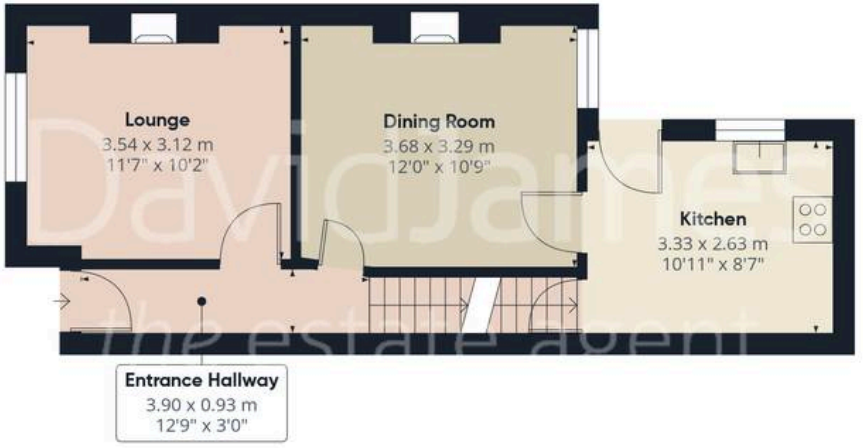








Floor 0



Floor 1





Floor 2



Floor 3

DavidJames
the estate agent

Approximate total area(1)

100.7 m²

1085 ft²

Reduced headroom

0.2 m²

2 ft²

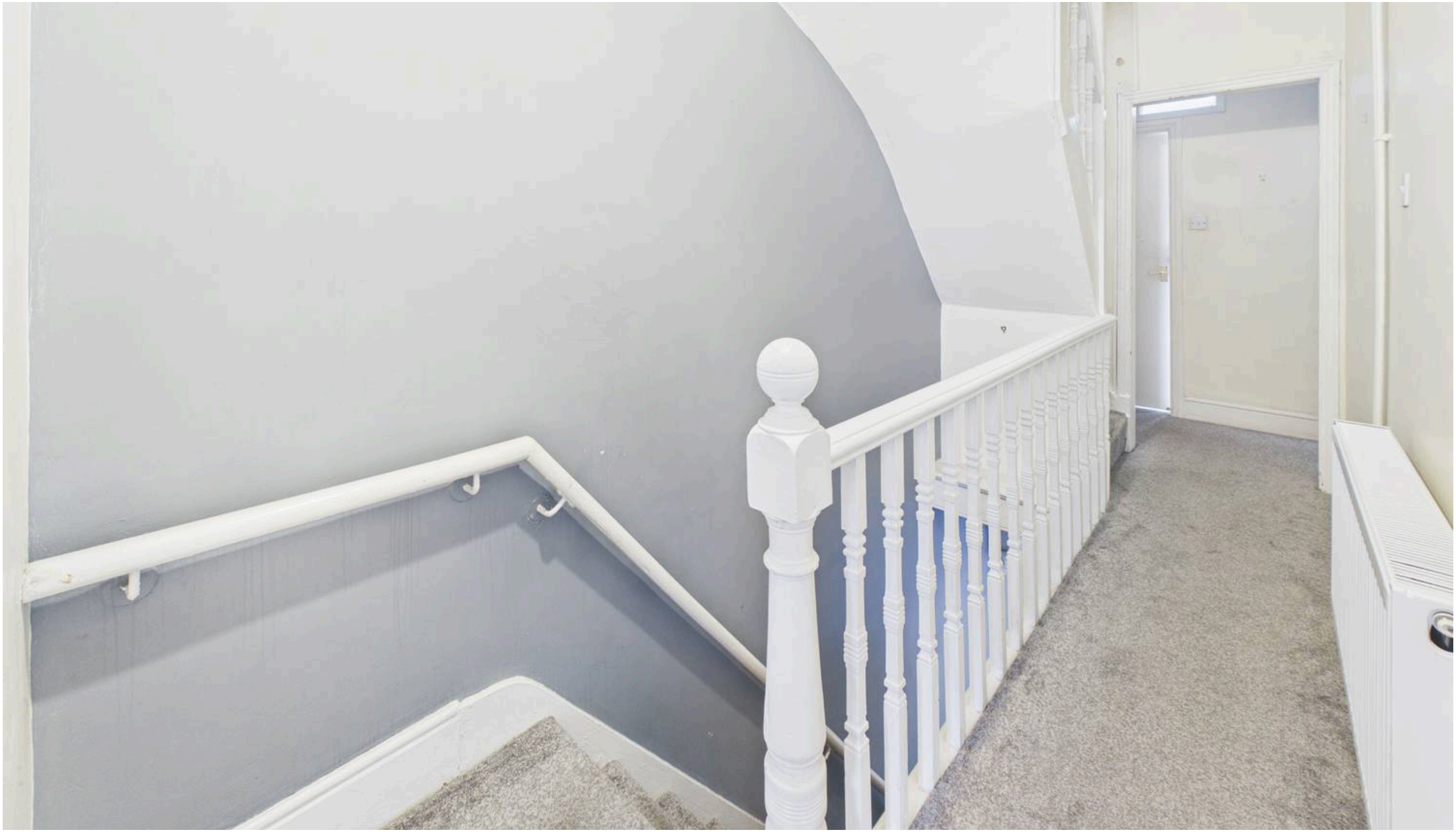
(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.